

**MINUTES**  
**Regular Meeting of the**  
**Edina Heritage Preservation Board**  
**Edina City Hall – Community Room**  
**Tuesday, October 8, 2013**  
**7:00 p.m.**

**I.     CALL TO ORDER           7:00 P.M.**

**II.    ROLL CALL**

Answering roll call was Chair Moore and Members Mellom, Christiaansen, O'Brien, Weber, Sussman, McDermott, Birdman, and Brandt. Absent were members Holtan and Johnson. Staff present was Senior Planner, Joyce Repya. Preservation Consultant Robert Vogel was also in attendance.

**III.   APPROVAL OF MEETING AGENDA**

Member Mellom moved to approve the meeting agenda. Member Weber seconded the motion. All voted aye. The motion carried.

**IV.    APPROVAL OF THE MINUTES           September 10, 2013**

Member Birdman moved to approve the minutes from the September 10, 2013 meeting. Member Mellom seconded the motion. All voted aye. The motion carried.

**V.     COMMUNITY COMMENT – None**

**VI.    REPORTS & RECOMMENDATIONS**

**A.     H-13-5   4401 Country Club Road – Changes to a Certificate of Appropriateness (COA) issued on August 13, 2013.**

Planner Repya explained that a COA was approved at the August meeting to increase the width of the street facing garage and provide for a larger master suite above the garage with the addition of a shed dormer.

At the time the COA was approved, the property was on the market and the changes approved provided prospective buyers an option for enlarging the garage and master bedroom suite. The property has since sold, and the new owner is interested in implementing the plan as approved by the HPB with the following changes:

1.     Increase the length of the shed dormer from 10.3 feet to 16 feet to provide more room in the master bath; and
2.     Install one double stall garage door instead of the two single doors to provide for ease of navigation into the garage.

Ms. Repya pointed out that the new property owner provided an explanation of the changes requested, indicating that they also intend to include shutters on the windows in the bathroom dormer to match those existing on the home; they will install decorative security lights on either side of the garage door that match the fixture above the front door; and the style of the garage door will be a carriage style with windows.

Ms. Repya concluded that Staff finds the changes to the previously approved plans are reasonable, and will not alter the historic character of the home; thus approval of the request was recommended subject to the plans presented dated 9-18-13. Findings supporting the approval recommendation include:

- No significant historic architectural features or fabric of the home will be destroyed.
- The proposed alterations are compatible with the historic character of the house.
- The plans provided with the subject request clearly illustrate the scale and scope of the project.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Property owner, Brady Priest was present to address board members' questions.

**Member Weber** asked for clarification on the proposed changes. Mr. Priest responded that although the shutters are not shown on the plans, they will be installed on the new windows to match those on the home. Also, the trim currently over the existing garage doors will be included over the new garage door frames; and they plan on re-using the double hung window currently on the side of the garage on the east wall of the garage addition. Mr. Weber thanked Mr. Priest for the information and opined that the revised plans looked good.

**Member McDermott** stated that she liked the plan; and **Member Sussman** found that the revisions to the plan did not make a substantial difference to those approved at the August meeting.

Following a brief discussion, **Member O'Brien** moved for approval of the changes to the COA approved on 8-13-13, subject to the plans dated 9-18-13. **Member Moore** seconded the motion. All voted aye. The motion carried.

**B. H-13-6 4621 Arden Avenue – Certificate of Appropriateness (COA)  
for changes to the street facing façade - continued**

Planner Repya explained that the subject request was initially considered at the September HPB meeting. At that time, the board provided approval subject to the removal of the cedar dentil (corbel) blocks, horizontal sill trim; and the boxed bay

window projection. The applicant was asked to return to the October 8<sup>th</sup> HPB meeting with a new first floor window plan for the board to consider.

A revised plan has been submitted addressing the following changes from the plans reviewed at the September meeting:

1. Replacement windows on the first floor are flush with the exterior wall.
2. A small overhang (eyebrow roof) is proposed over the windows with corbel blocks to match those provided under the eave on all facades of the home;
3. Existing wrought iron planter box will be reinstalled;
4. Shutters are proposed to match those on the second story windows;
5. Two double hung windows on the 2<sup>nd</sup> story will be replaced with four double hung windows (two in each room) to provide more daylight in each bedroom;
6. The horizontal sill trim has been included on all facades of the home; and
7. Asphalt shingles will be used on the entry canopy and window “eyebrow” to match the house.

Ms. Repya explained that the applicant expressed that the intent of the revised plan was to capture the sentiments expressed by the board during the initial review at the September meeting. The proposed changes to the home embrace one architectural style “Italian Renaissance” rather than elements of several styles. The first floor boxed bay window has been replaced with a windows similar to the existing windows with an eyebrow roof overhang and cedar shutters added for interest. While conditions to the previous approval included removal of the dentil (corbel) blocks in the eave area as well as the horizontal sill trim; the rationale expressed by the board for the removal was that those elements were proposed on the front façade alone. Taking those comments into consideration, both the corbels and sill trim have been included on the revised plans on all facades of the home. And lastly, while not directed to do so, the metal roof proposed for the front entry canopy has been changed to asphalt shingles which will match the home’s roof as well as the eyebrow overhanging the living room windows.

Ms. Repya concluded that she recommended approval of the revisions proposed subject to the plans dated 9-20-2013, and ensuring that the corbels in the eave area and horizontal sill trim are included on all elevations of the home. Findings supporting the approval recommendation include:

- The changes to the plan address comments and concerns addressed by the HPB at the September meeting.
- No significant historic character defining features of the home will be destroyed.
- The proposed alterations are compatible in scale, size and texture with the historic house.
- The plans provided with the subject request clearly illustrate the scale and scope of the project.

- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Property owner, Lance Paradis and his architect Michael Eckhardt were present to address questions of the board.

**Member Mellom** commented that although she appreciated the changes to the plan, she is not in favor of what is proposed in context with the history of the Country Club District. She pointed out that she is a purist and does not believe the changes to the façade are consistent with the Secretary of the Interior's Standards for Rehabilitation to Historic Homes.

**Member Weber** observed that he believes that the design characteristics of the new construction address the comments of the board at the last meeting, and are compatible with the surrounding Country Club District homes as they exist today. He pointed out that due to some concerns that were expressed at the previous meeting regarding the design of the new front entry porch, he visited the property and found that similar front porches have been added to homes on the same block.

**Members Sussman, McDermott, O'Brien and Christiaansen** commented that they appreciated how the revised plans reflect the comments and concerns the board expressed at the earlier meeting.

**Member Birdman** agreed that the revised plans addressed the comments from the September meeting. He added that he believed the new plan provides consistency that was lacking in the original plan.

Following a brief discussion, **Member McDermott** moved for approval of the COA application as revised subject to the plans dated 9-20-2013. **Member O'Brien** seconded the motion. **Members Birdman, Sussman, Christiaansen, Weber, Moore, O'Brien, McDermott, and Christiaansen** voted aye. **Member Mellom** voted nay. The motion carried.

### **C. H-13-7 4624 Wooddale Avenue – Certificate of Appropriateness (COA) for changes to the street facing**

Ms. Repya explained that the subject property is located on the northwest corner of Wooddale Avenue and Country Club Road. The home, constructed in 1937 is an American Colonial Revival style with an attached, front loading 3-stall garage with living space above, accessed a driveway on the north side of the property.

The proposed plans for the home include converting one of the three garage stalls to a mud room, and increasing the master suite above the garage. The new construction on the front

façade will maintain the same footprint as the existing structure. The street facing façade changes have been designed to improve the living spaces within the home. The proposed height of the master suite above the garage is shown to be 1.95 feet taller than the existing living space, yet still about 9 inches shorter than the highest peak of the house. The expanded and slightly taller dormer above the garage includes a front facing gable peak with two double hung windows which not only enhances the livability of the space above the garage, but also matches the roof pitch and style of the home.

Ms. Repya added that the materials proposed for the addition will match those of the existing home to include Chilton stone siding to match the home, and cedar shingles.

Preservation Consultant Vogel provided the board with a written evaluation in which he observed that the proposed work should not destroy or remove any historically significant character defining elements. The plans show additions and alterations which are compatible with the architectural character of the house as it exists today. He added that the façade modifications will not detract from the integrity of nearby historic homes or the neighborhood as a whole; and the new Chilton stonework proposed is a traditional building material that is indigenous to Minnesota; it occurs on a number of Country Club homes as wall cladding or trim. Mr. Vogel concluded his comments by recommending approval of the COA.

Planner Repya concluded that she agreed with Consultant Vogel's evaluation of the proposal and recommended approval of the COA request subject to the plans presented dated 9-24-2013. She added that findings supporting the approval recommendation included:

- No important historic architectural features or fabric of the home will be destroyed.
- The proposed alterations are compatible with the historic character of the house.
- The proposed façade changes will not detract from the integrity of nearby historic homes or the neighborhood as a whole.
- The plans provided with the subject request clearly illustrate the scale and scope of the project.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Mr. Jon Linde, Refined Home Remodeling, LLC was present to address questions from the board.

Several board members inquired about the stone that was proposed to match that on the existing home. **Mr. Linde** explained that fortunately, the Chilton stone on the historic home was applied with an over-mortar technique which will allow the new stone to blend in well with the historic home. He added that during construction they will be very selective when choosing the stones; opting for only those with the same color palate as the original stone; stones that are not compatible will be discarded.

**Member Mellom** commented that she liked the use of the Chilton stone and believed that by using the same over-mortar technique, the new construction should blend in well with the existing.

**Student Member Brandt** asked how the new cedar shingles on the addition would blend with those on the existing home. Mr. Linde explained that for the first 12 – 15 months the shingles on the addition will be brighter than those on the home, but over time, they will blend in and one won't be able to differentiate the existing roof from new roof over the addition.

**Member Sussman** observed that the existing 3 stall garage was added on to the home, and not part of the original construction, thus when reviewing the proposal, the conversion of one garage stall to living space is not an issue. An important element of the review is whether the addition is compatible with home and its surroundings.

**Consultant Vogel** agreed, pointing out that when evaluating the project one needs to look at the home as it exists today, and evaluate the project in context with how it will conform to its current surroundings.

Responding to an inquiry about the garage doors, **Mr. Linde** commented that replacing the garage doors is not part of the proposed plan. However, in the event the owners choose to heat the garage, new insulated doors would most likely be installed.

Following a brief discussion, **Member Birdman** moved approval of the COA application subject to the plans presented dated 9-24-13. **Member Mellom** seconded the motion. All voted aye. The motion carried.

## **VII. OTHER BUSINESS**

### **A. State Preservation Conference – Lanesboro Sept 12-13<sup>th</sup>**

Planner Repya explained that Members Weber and Holtan attended the State Preservation Conference representing the Edina HPB. She added that former HPB member Claudia Carr (now a Planning Commission member) also attended the conference. Mr. Weber and Ms. Carr provided the following reflections of the conference:

#### **Member Weber –**

Mr. Weber explained that he attended the conference for both days and found it to be a great experience. Some highlights included the keynote speaker, Nore Winter, who emphasized that preservation of old buildings includes change and adaptability. He challenged those in attendance to refocus design review to ensure that the functional needs of a building are met while still preserving the historic property. Perfect examples of a lost opportunity are the buildings at Ft. Snelling which have deteriorated beyond repair.

Mr. Weber was also impressed with the city of Lanesboro - made up of many national register properties in the downtown which they attribute to not be affected by the post WWII construction boom. Lanesboro, also known as the “Bed & Breakfast Capital” of Minnesota, includes quite a few of the historic residential properties listed on the National Register.

Member Weber pointed out that surprisingly, he ran into an old friend he hadn’t seen in years who was also attending the conference. He encouraged his fellow board members to attend future conferences to not only gain insights into relevant preservation issues that affect Edina, but to also meet other preservationist in the state.

**Claudia Carr** – Former HPB Chair and member of the Planning Commission

Ms. Carr reiterated Member Weber’s comments and added that she also found the following events worthwhile:

- An expert stone mason provided information on maintaining original stonework on historic structures.
- A session on healthy heritage walks was provided - such an initiative could easily be partnered with a community health project.
- A session was provided on maintaining neighborhood character. Examples provided encouraged honoring a community’s heritage and maintaining its character – they cautioned against over regulating.
- A panel of mayors discussed how to best approach public officials – stressing preparedness and providing communication that is clear and concise.

Ms. Carr added that she also wanted to convey to the HPB that she read the recently completed Historic Context Study on the Suburban Development in Edina and found it very interesting. She encouraged the board to consider areas of the city which might qualify for designation as historic districts from that era. She pointed out that one that comes to mind is the Southdale Addition on the north side of the Cornelia neighborhood – designed by Thorpe Brothers, (the same developers who planned the Country Club District), this area was part of the overall Southdale Center development from the early 1950’s which included not only the famous mall, but also office buildings, and a city park.

Ms. Carr thanked the board for the opportunity to partake in the preservation conference and share her reflections. Although no longer on the HPB, she continues to value the importance of heritage preservation to the community; and offered to provide assistance in any way she can as a member of the Planning Commission.

## **B. City Council Work Session**

Board members shared their reflections of the work session with the City Council on September 17<sup>th</sup>. Chair Moore stated that he thought the Council was engaged, receptive and provided some good suggestions. Member Birdman agreed pointing that the Council members appeared to recognize the practical challenges associated with owners of properties determined eligible for landmark designation volunteering to add the Edina Heritage Landmark overlay zoning designation to their properties; and they encouraged the HPB being creative in our approach. Member O'Brien asked if minutes were available from the work session. Planner Repya explained that the minutes provided by the City Clerk's office simply restated the agenda. She offered to provide the board with an overview of the discussion – they agreed that would be helpful.

A discussion then ensued regarding ways to engage the public to explore the history of their homes. Board members suggested inviting people to submit pictures of their homes with a narrative explaining its history. Members Weber, Birdman and Moore volunteered to serve on an "Exploring the History of Your Home" committee to encourage residents to think about the home's history, and engage the public in appreciating the historic value of not just the oldest Edina homes, but homes from all eras. Member Mellom moved to approve the formation of a committee to undertake an "Explore the History of Your Home" and the appointment of Members Weber, Birdman and Moore to the committee. Member McDermott seconded the motion. All voted aye. The motion carried.

## **C. 2014 Work Plan Proposal**

Planner Repya provided the board with copies of the proposed 2014 Work Plan that Chair Moore presented to the City Council at a work session on October 1<sup>st</sup>. Mr. Moore explained that each board member chair was given several minutes to provide an overview of the proposal for the upcoming year. He pointed out that the HPB proposal included not only items carried over from 2013, but also some initiatives that were suggested by the Council at the HPB's September 17<sup>th</sup> work session.

Board members agreed that the proposed work plan addressed the work initiatives they had discussed, and that they looked forward to receiving approval of the plan from the Council.

## **D. Southdale Center**

Planner Repya explained that in light of the recent PBS special highlighting Southdale Center, Preservation Consultant Robert Vogel has received several inquiries from preservationists around the country regarding plans the City of Edina has for recognizing the impact Southdale Center has had on the historic fabric of the community. This is an issue the HPB has struggled



with since it was formed in 1976; and over time the board has come to the conclusion that the mall as it exists today is not the Southdale Center which opened to national fanfare in 1956.

Ms. Repya reminded the board that in 2012, the HPB added Southdale to the list of properties determined eligible for heritage landmark designation; and in the past year, Southdale also received the 2013 Heritage Award in recognition of renovations to the mall which harkened back to its midcentury roots.

Mr. Vogel has pointed out that although the mall has been determined eligible, the board needs to come up with a definitive decision as to how to best recognize the center's rich history to the community.

Ms. Repya pointed out that the question remaining is - "Is there any more the city can do to identify the center as a local heritage resource that will be acceptable to the owners?" At the work session with the City Council, a suggestion was made that a new level of recognition be created that identifies significant properties, but does not require adherence to a plan of treatment. Perhaps that would be an appropriate consideration for Southdale, or perhaps that is not enough. Whatever treatment is proposed, ultimately, the property owner needs to be agreeable.

Mr. Vogel further explained that defining Southdale's history through some type of interpretation would be sufficient in fulfilling the need to record the significance Southdale hold in the city's history. Board members agreed that not unlike the recognition of the former Met Stadium's home plate in the Mall of America; somewhere at Southdale, perhaps in the garden court they could provide some type of recognition of the importance Southdale holds for not only Edina's local history, but also the history of shopping on both the regional and national front.

Member Birdman observed that he liked Mr. Vogel's suggestion, pointing out that the history of the shopping center phenomenon started at Southdale; and that point should not be lost on people visiting the mall today.

Planner Repya explained that she had heard that Southdale Center has been working on some type of public information display highlighting Southdale's rich history. She agreed to contact the center's manager, Ben Martin to inquire about potential plans, and advise him of the suggestions provided by the HPB.

#### **E. W. 54<sup>th</sup> Street Bridge over Minnehaha Creek**

Planner Repya explained that at the September 17<sup>th</sup> work session with the City Council, the Mayor asked the HPB to determine whether the bridge over Minnehaha Creek at W. 54<sup>th</sup> Street was historic, and if so provide input regarding a proposed replacement bridge.

Ms. Repya pointed out that in the MN/DOT's Structure Inventory Report of the existing bridge it indicates that it was built in 1935 and remodeled in 1948. The historic status is listed as "Not Eligible"; and the safety rating is "Substandard".

She added that Preservation Consultant Robert Vogel has also evaluated the bridge and indicated that the existing structure has no historic preservation value, but the site itself has a lot of potential for heritage interpretation.

Ms. Repya concluded that she attended the Design Feedback Session at City Hall on September 30<sup>th</sup> and provided the board with hand-outs from meeting which depicted several potential bridge styles which attendees could vote for on a choice ranking. She added that although the because the bridge is not one of Edina's historic structures subject to HPB review, she encouraged board members to engage in an on-line survey provided by the city where they will have an opportunity to express their preferences on the design of the replacement bridge.

Member Weber welcomed the opportunity to weigh in on the proposed design of the replacement bridge noting the he was encouraged that the more historic style received a majority of the votes during the open house.

Mr. Vogel observed that although the 54<sup>th</sup> Street bridge is not considered an historic structure due to the work that has taken place over time, Minnehaha Creek is important both as a natural and a cultural resource in the city that is worthy of preservation and protection. Mr. Vogel suggested that the HPB consider linking all of the public access points along the creek with some kind of education and interpretation programming, much like that provided by the Minnehaha Creek Watershed District (MCWD) at the Browndale Bridge site. The board agreed that this would be the perfect opportunity to provide additional public information about Minnehaha Creek at this site. Ms. Repya agreed to contact the city's Engineering Department regarding the potential for partnering with the MCWD to consider public education at this site.

#### **VIII. CORRESPONDENCE & PETITIONS - None**

#### **IX. CHAIR AND BOARD MEMBER COMMENTS**

**Member Mellom** encouraged her fellow board members to lobby their representative (hers is Keith Ellison) to preserve the Historic Tax Credit in the tax code.

#### **X. STAFF COMMENTS**

**Planner Repya** explained that she and Consultant Vogel visited with the owners of 4300 France Avenue who have expressed an interest in possibly having their Cottage style home designated an Edina Heritage Landmark. While not currently listed on the "determined eligible" list, the home was one of the first built in Morningside – by the Reynolds family in

1905; and included in the book "Edina, Chapters in the City History". Mr. Vogel commented that the home would be a nice addition to the Edina Heritage Landmarks. Ms. Repya promised to keep the board advised.

**XI.    NEXT MEETING DATE                   November 12, 2013**

**XII.    ADJOURNMENT                       9:05 p.m.**

Member Birdman moved for adjournment at 9:05 p.m. Member O'Brien seconded the motion. All voted aye. The motion carried.

**Respectfully submitted,**  
*Joyce Repya*